









An imposing five bedroom detached home, set behind a gated entrance within this highly sought-after area of Middle Herrington. The well-presented and spacious accommodation on the ground floor includes reception hall, a cloakroom/wc, lounge, sun lounge, dining room, an open plan kitchen and breakfast room and there is a useful utility. On the first floor there is a master bedroom with luxury en-suite bathroom/wc, four further bedrooms and an impressive family bathroom/wc. Externally there is a garden to the front with drive, an integral garage and a delightful lawned garden to the rear with patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend arranging a viewing to appreciate this everything this wonderful home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Portico

Tiled floor, UPVC double glazed door to

Welcoming Reception Hall



Beautiful Maple parquet flooring, feature staircase with chrome spindles and oak handrails, understairs storage cupboard, contemporary design vertical radiators, alarm control panel. Double part glazed doors to

Dining Room 10'10" x 14'0"



Maple parquet flooring, coved cornicing to ceiling, double radiator, UPVC double glazed window to side, part glazed double doors to

Sun Lounge 8'4" x 13'3"



Tiled floor, double radiator, UPVC double glazed windows to side and front, French doors leading onto lawned gardens.

Lounge 11'10" x 16'0"



Into UPVC double glazed bay window to front, marble fireplace with cast iron tiled insert, tiled hearth, Maple parquet flooring, cupboards to alcoves, coved cornicing to ceiling, double radiator.

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MAIN ROOMS AND DIMENSIONS

Kitchen 12'5" x 17'1"



Shaker style base and eye level units with granite working surfaces and upstands incorporating a circular bowl stainless steel sink unit with pedestal mixer tap, range oven with extractor hood and tiled splashbacks, glass fronted illuminated display cabinets, worktop lighting, integrated dishwasher, American style fridge freezer, tiled floor, halogen lights to ceiling, integrated wine rack, shelved pantry, UPVC double glazed window overlooking rear gardens, open plan to

Breakfast Room 8'7"x 10'5"



Tiled floor, UPVC double glazed French doors leading out into rear gardens.

Inner Hall

Double radiator.

Ground Floor WC



Low level WC and wall mounted washbasin - white suite with part tiled walls, tiled floor, UPVC double glazed window to rear, ceiling mounted extractor fan.

MAIN ROOMS AND DIMENSIONS

Utility 7'4" x 17'1"



Wall and floor cupboards with granite coloured working surfaces, 1 1/2 bowl stainless steel sink unit plus mixer taps, integrated wine rack, space for chest freezer, space and plumbing for washing machine, space for tumble dryer, tiled floor, radiator, UPVC double glazed windows and door leading out into rear gardens. Interconnecting door to garage.

First Floor Landing

Access point to floored loft., halogen downlights. Office space with Velux window and contemporary design vertical radiator.

Master Bedroom 15'0" x 17'0"



Maximum dimensions, UPVC double glazed oriel bay window to front, two double radiators, fitted wardrobes, built in shoe closet.

En-Suite Bathroom 7'1" x 12'2"



Low level WC, washbasin, large double ended panel bath and large walk in shower enclosure - stunning white suite with wall and floor tiles, heated towel rail x2, UPVC double glazed window, halogen downlights, ceiling mounted extractor unit.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (front) 11'9" x 16'7"



UPVC double glazed windows to front, double radiator.

Bedroom 4 9'5" x 12'4"



UPVC double glazed window to rear, double radiator.

Family Bathroom 8'0" x 17'1"



Low level WC, His and Hers washbasins with vanity units and cupboards under, fitted mirror with overhead lighting, built in cupboards with fitted shelves, oversized double ended panel bath with shower mixer tap, walk in shower enclosure with additional riser and bodyjets - stunning white suite with wall and floor tiles, halogen downlights to ceiling, UPVC double glazed windows to rear and side.

Outside



Enclosed south facing gardens to the front with attractive borders and raised patio seating area, college set cobble drive with secure off street parking accessed via double wrought iron gates leading to attached brick GARAGE with electric remote control roller shutter door, 11'10" x 27'8", UPVC double glazed window to side, wall mounted gas combination boiler serving hot water and radiators. Landscaped gardens to the rear with a delightful raised patio seating area overlooking attractive lawns and established borders.

Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their

Bedroom 3 (front) 11'0" x 14'1"



UPVC double glazed windows, double radiator.

Bedroom 5 8'8" x 8'7"



UPVC double glazed window, single radiator.

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MAIN ROOMS AND DIMENSIONS

Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect. Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice

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Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Viewing Fawcett Street

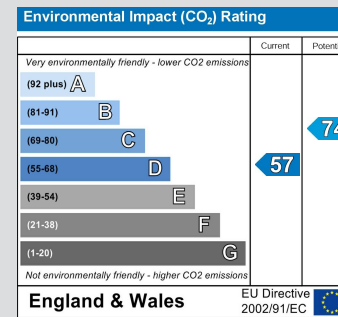
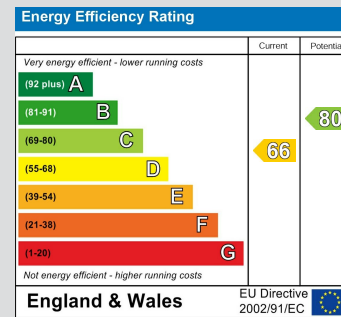
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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